

January 8, 2002

The Salisbury Planning Board held its regular meeting on Tuesday, January 8, 2002, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: DeeDee Wright, Rodney Queen, Eldridge Williams, John Daniels, Ken Mowery, Sean Reid, Jeff Smith, Leigh Ann Loeblein, Brian Miller, Fred Dula, Lou Manning

ABSENT: Elaine Stiller

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Dan Mikkelson, Janice Hartis

The meeting was called to order by Chairman Wright. The minutes of December 11, 2001, were approved as published with one correction.

### **ZONING MAP AMENDMENTS**

Z-29-01 Bruce F. Taylor, Statesville Boulevard at Lash Drive

Location: Property located in the southwest corner of the intersection of Statesville Boulevard (U. S. 70) and Lash Drive

Size: Approximately 1.17 acres

Existing Zoning: B-7 Limited Business

Proposed Zoning: B-RT Retail Trade Business

(a) Chairman Wright convened a courtesy hearing on Z-29-01.

Those speaking in favor of the zoning change request:

Bruce Taylor, Taylor Auto Center – The state is taking the property at his present location (Statesville and Majolica) due to the widening of U. S. 70. He needs this property rezoned in order to continue in business. He was questioned about a recent rezoning which was approved as his present site. Mr. Taylor indicated that the state did not leave him enough property to continue his business.

Those speaking in opposition to the zoning change request:

None

The chairman closed the courtesy hearing on this case.

(b) Board Discussion:

Jeff Smith (chairman of the U. S. 70 corridor study committee) – The committee is studying this area and feels this rezoning fits with what the committee is wanting to do in the area. Has been concerned with the B-7 classification along this area and thinks B-RT is a good solution. John Daniels and Fred Dula agreed with Mr. Smith's comments.

Eldridge Williams was concerned that there would be no site plan review if the property were rezoned to B-RT. U. S. 70 is an entryway into the city and feels some type of site review should be required for this property. Brian Miller agreed. Mr. Poole explained that the only way to require site plan review would be for the petitioner to resubmit an application for an “S” district. The proposed use for the property, automobile sales of used cars only, is a conditional use in the B-RT district and would also have to be approved by the Zoning Board of Adjustment.

Ken Mowery commented that some of the offensive uses now permitted in B-7 would be eliminated if the property were to be rezoned to B-RT. He then moved to recommend rezoning the property as proposed. The motion was seconded by Sean Reid with all members voting AYE.

**Z-31-01 City of Salisbury, Park Avenue and North Boundary Street**

Location: 600 block of Park Avenue at its intersection with North Boundary Street  
Size: Approximately one-half acre – 133 feet along Park Avenue and 190 feet along North Boundary Street  
Existing Zoning: M-1 Light Industrial  
Proposed Zoning: B-RT Retail Trade Business

- (a) Chairman Wright convened a courtesy hearing on Z-31-01.  
Lou Manning was excused from the Board during discussion of this case.

Those speaking in favor of the zoning change request:

Lou Manning, 2354 Statesville Boulevard – In favor of the rezoning but is concerned that convenience stores and grocery stores are permitted in the B-RT district and asked if there would be any way to put restrictions on this particular property as it relates to convenience and grocery stores.

Those speaking in opposition to the zoning change request:

None

The chairman closed the courtesy hearing on this case.

- (b) Board discussion:

Rodney Queen moved to recommend the rezoning as proposed. The motion was seconded by Brian Miller with all members voting AYE.

Sean Reid was concerned with the large amount of property zoned M-1. A number of undesirable uses could locate in this neighborhood. He feels it is imperative to look at this neighborhood for possible downzoning.

## **GROUP DEVELOPMENTS**

**G-2-1996 Lowe’s Home Center & NationsRent, 207 Faith Road**

The Technical Review Committee recommends approval of the application for a building addition and fenced storage area to the existing Lowe’s Home Center. On a motion by Ken

Mowery, seconded by Jeff Smith, with all members voting AYE, the site plan was recommended for approval.

G-1-1987 Winn Dixie Store, 710 Jake Alexander Blvd. West

The Technical Review Committee recommends approval for an addition of 260 square feet and new site striping to the existing Winn Dixie store. On a motion by Leigh Ann Loeblein, seconded by Sean Reid, with all members voting AYE, the site plan was recommended for approval.

G-15-2001 Gateway Area Parking Lot, 100 block North Lee Street

The Technical Review Committee recommends approval for improvements to the existing parking lot located in the 100 block of North Lee Street on the east side (behind the Gateway Building). On a motion by Brian Miller, seconded by Rodney Queen, with all members voting AYE, the site plan was recommended for approval.

G-1-2001 Wal-Mart SuperCenter, Arlington Street

Planning Board has previously approved a site plan for Wal-Mart. However, after some investigation by Wal-Mart, the Arlington Street extension they plan to build is located under high tension Duke Powers lines, and Duke Power will not permit Wal-Mart to build the street under the power lines. It would also be cost prohibitive to move the power lines. Wal-Mart has submitted a revised site plan with a realignment of the road. The Technical Review Committee recommends approval of the revised site plan. On a motion by Rodney Queen, seconded by Lou Manning, with all members voting AYE, the site plan was recommended for approval.

## **GOALS**

Sean Reid presented the committee's recommendation for Planning Board goals for FY 02-03.

Rodney Queen mentioned a concern he had with lots of record and inconsistencies he sees with the requirements. Mr. Poole indicated this matter can be sent to a committee for study at a later time.

Brian Miller suggested that the goals be defined as short-term and long-term and assign committees to begin consideration of the short-term goals. Jeff Smith suggested a retreat where the goals could be prioritized. The Chairman indicated that these ideas could be further discussed at the January 22 Planning Board meeting.

On a motion by Sean Reid, seconded by Fred Dula, with all members voting AYE, the goals were approved as submitted with a verbiage correction to goal 14.

## **COMMITTEE**

The Chairman appointed a new committee to prepare a Park Avenue Area Study. The members include: Lou Manning, chair; DeeDee Wright; Rodney Queen; Leigh Ann Loeblein; and Sean Reid.

There being no further business to come before the Board, the meeting was adjourned.

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Chairman

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Secretary